**Appendix 1**

The Hedna is fundamentally flawed as its methodology is based on migration trends, assumptions and uncertainty across the district; it does not establish exceptional circumstances required for release of this Green Belt in Beaconsfield. This land is, therefore, unsuitable for release and development.

Housing need in Beaconsfield, as expressed below, has not been defined in the Hedna nor elsewhere in the SBDC Evidence Base and is not backed up by a substantive need assessment. Without this, housing need in Beaconsfield has, therefore, not been proven.

Housing need alone cannot be an exceptional circumstance to justify release of Green Belt.

The Hedna does not ask nor answer the pertinent questions surrounding housing need in Beaconsfield. The following has not been defined or demonstrated:

1. The demographic and numbers of people unable to purchase or rent on the open market and needing housing in Beaconsfield rather than elsewhere. Define and enumerate this demographic by: age; occupation; employment status; level of need; income; housing or other benefits being received; age of children; number of children; number of adults; number of OAPs; number of persons with special needs and what type of special needs; specify where these persons are currently living; specify where these persons will work, how they will travel to work and what jobs they are expected to do; specify how many key workers work in Beaconsfield and correlate the number with occupation and place of work.
2. The type of housing needed for those specified in point 1 above. Define this housing by: size of unit; number of bedrooms; type of unit (flat, studio, terraced house, semi/detached house, bungalow, warden assisted unit etc.); number of council dwellings required (and what type, what tenure and at what rent); number of social rented units (what type, what level of rent); number of housing association units (what type, what level of rent, how many part-owned units); affordable housing (what type, size, cost, what scheme, what discount off market rate); how many of each type of unit would be available for purchase over the longer term and at what discount; number, size and type of starter homes (and what purchase schemes/what discounts would apply); specify whether these units would be re-sellable at full market price and on what terms; number of private units (type, size, how many bedrooms, cost); type and number of parking facilities associated with each unit.
3. The cost of the land required for the construction of the dwellings specified in point 2 above.
4. The construction cost of the dwellings specified in point 2 above including materials and labour.
5. The prospective sale prices and rental of the dwellings mentioned at point 2 above.
6. How the persons defined in point 1 above would be able to afford the housing defined in point 2 above.

If it is shown that affordable housing in the true sense and as defined above is not viable or pertinent to the Beaconsfield Green Belt Option 9, housing need cannot be satisfied here.

The present consultation should not and must not trigger release as no viability has been shown or even assessed and Option 9 Beaconsfield East must be withdrawn from further consideration.